

AMHERST HOUSING AUTHORITY- CPA request

- The Ann Whalen Apartments serves low-income elderly and disabled residents and the 80 apartments have not been upgraded since it was built in 1975. Kitchens are original and in very bad condition with many posing a safety hazard to our residents, counters are delaminating, and cabinets are separating from the ceiling. At the time of construction Ground Fault Interrupters (GFIs) near water sources were not required, but are in today's code. The request of \$110,000 will cover needed work on 25 apartments.
- The request for these funds is to preserve the units to get several more years of life out of them. According to the Massachusetts Department of housing and Community Development's (DHCD) Capital Planning System the kitchens should have a life expectancy of 20 years. These are going on 40 years.
- FY '14 Annual budget for maintenance materials and supplies from DHCD is \$35,000 and covers 147 housing units or \$238.09 per unit/per year (budget year 4/1/13 to 3/31/14)
- Gov. Patrick acknowledged that previous administrations in the Commonwealth have not provided appropriate resources to housing authorities to keep their housing stock appropriately maintained. This has led to his initiative of a capital planning system with an annual capital plan which is now being funded to begin to address the issues of deteriorating housing units.
- AHA has many more projects that need to be done than resources available and is continually looking for opportunities to obtain funding to preserve housing for our most vulnerable populations.

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Current projects:

- Replacement of Emergency Generator which will include power to the community kitchen and more emergency lighting. \$125,000
- Combination of Capital funds (DHCD) and Berkshire Gas to replace the furnace at Ann Whalen- in process \$225,000
- Grant from WMECO- provided new refrigerators for residents of Ann Whalen \$35,750
- With a combination of funds through Amherst CDBG, CPA, ARRA and DHCD funds for all 22 units of family housing are undergoing renovations. The AHA had two family units uninhabitable since 2009 – due to lack of funds for renovations that were needed. These were the first units rehabbed and are currently being used for relocation while the other units are being rehabbed. Total Project Cost \$1,782,626
- DHCD Healthy Initiatives- for Safety improvements- Jean Elder walkway (trip and fall hazard) \$12,920
- DHCD funds to replace all Carbon Monoxide (CO) detectors in all AHA state-aided units \$2,700
- Sunrise Avenue- Kitchen renovation \$25,000 (from AHA reserves)